



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 03/09/04

AGENDA ITEM 3

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Utility Service Agreement 03-04 – Francisco Guzman (Applicant/Owner) –
Authorize the City Manager to Execute Utility Service Agreements for Water and
Sewer Service at 27794 Fairview Avenue

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to a utility service agreement for the property at 27794 Fairview Avenue.

DISCUSSION:

The applicant has requested water and sewer service connections for domestic services for a single-family home. The parcel, currently within Alameda County, is vacant and the applicant is proposing to construct a single-family home on the lot. The property is located on the east side of Fairview Avenue within the Fairview District. The City has a water and sewer main in Fairview Avenue with adequate capacity to serve the site. The property is located within the Castle Homes area and is subject to the Castle Homes water service agreement with the City executed in 1954. This agreement requires that the City maintain sufficient water supply for the property, subject to execution of a utility service agreement and reasonable conditions.


Pursuant to City policy, the applicant has executed agreements committing to install roadway frontage improvements and tie-in pavement at a future date and agreeing to annex, if and when requested by the City. This is consistent with past agreements approved for providing utility service to properties outside the City limits.

This application for the water service is Categorically Exempt per CEQA Guideline Section 15301(b) (existing facilities of a publicly owned utility). If execution of the agreements is approved, the City will need to apply to LAFCO for approval of the utility service agreement.

Prepared by:



Andrew S. Gaber, Development Review Services Engineer

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:

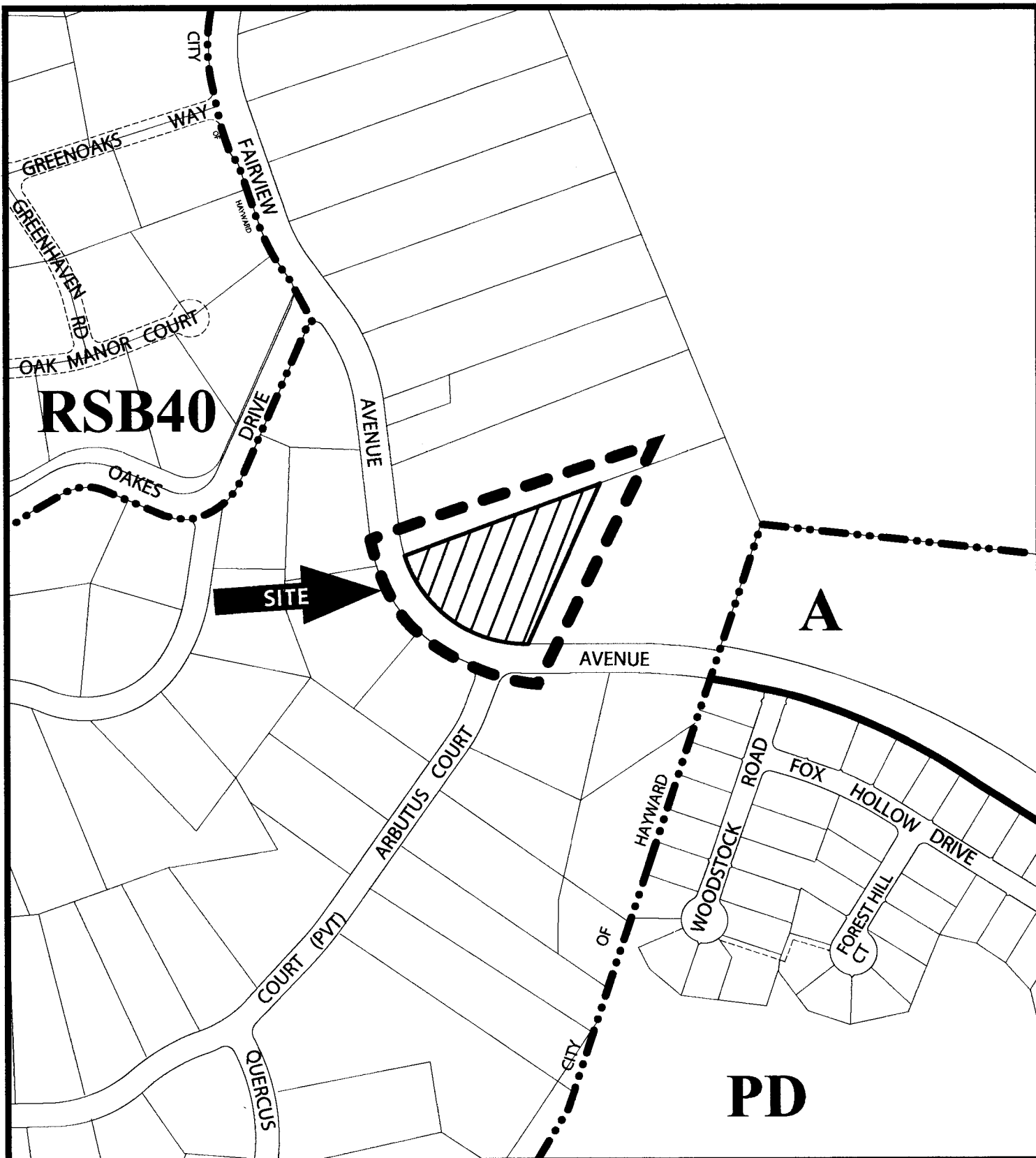


Jesús Armas, City Manager

Attachments:

Exhibit A Area Map
Draft Resolution

3.2.04



Area & Zoning Map

PL-2004-0000

Address: 27794 Fairview Avenue

Applicant: Francisco Guzman

Owner: Francisco Guzman

A-Agricultural-ABSA,AB10A,AB100A,AB160A

PD-Planned Development

RS-Single-Family Residential,RSB4,RSB6



DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 04-

Introduced by Council Member _____

WHL
2/25/04

RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY TO LAFCO FOR APPROVAL OF UTILITY SERVICE AGREEMENTS (USA 03-04) TO PROVIDE WATER AND SEWER SERVICE TO PROPERTY LOCATED AT 27794 FAIRVIEW AVENUE AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENTS, AS WELL AS AGREEMENTS FOR COMPLETION OF PUBLIC STREET IMPROVEMENTS

WHEREAS, sanitary sewer and water service has been requested for the property located at 27794 Fairview Avenue, Assessor's Parcel No.085A-6200-017; and

WHEREAS, pursuant to City policy, the Applicant has executed agreements to install street improvements across the property frontage at a future date and agreed to annex when requested by City; and

WHEREAS, the City is required to apply to LAFCO for approval of the utility service agreements, for which the Applicant had agreed to pay.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is authorized to file an application with the Alameda County Local Agency Formation Commission ("LAFCO") for approval of the utility service agreements (Utility Service Agreement 03-04) in connection with the property located on Fairview Avenue Assessor's Parcel No. 085A-6200-17.

BE IT FURTHER RESOLVED that the City Manager is also authorized to execute utility service agreements and public street improvement agreements in the form of the agreements on file in the office of the City Clerk, to which reference may be made for further particulars, following the LAFCO's approval of the utility service agreements pursuant to Government Code section 56133.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward